025.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,134,200 /	1,134,200
					USE VALUE:	1,134,200 /	1,134,200
					ASSESSED:	1,134,200 /	1,134,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANICO JAMES V/RAMALHO ANA L.
Owner 2:	KATSULIS CHRISTINE
Owner 3:	
Street 1:	11 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSULIS CHRISTINE -
Owner 2:	PANICO JENNIE -
Street 1:	11 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3933 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	625,500	4,700	504,000	1,134,200
Total Card	0.161	625,500	4,700	504,000	1,134,200
Total Parcel	0.161	625,500	4,700	504,000	1,134,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.38 | /Parcel: 288.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16663
GIS Ref	
GIS Ref	
Insp Date	07/10/17

!2052!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	625,800	4700	7,000.	504,000	1,134,500	1,134,500	Year End Roll	12/18/2019
2019	104	FV	465,500	4700	7,000.	535,500	1,005,700	1,005,700	Year End Roll	1/3/2019
2018	104	FV	465,500	4700	7,000.	390,600	860,800	860,800	Year End Roll	12/20/2017
2017	104	FV	436,800	4700	7,000.	340,200	781,700	781,700	Year End Roll	1/3/2017
2016	104	FV	436,800	4700	7,000.	289,800	731,300	731,300	Year End	1/4/2016
2015	104	FV	389,700	4700	7,000.	283,500	677,900	677,900	Year End Roll	12/11/2014
2014	104	FV	389,700	4700	7,000.	233,100	627,500	627,500	Year End Roll	12/16/2013
2013	104	FV	403,300	4700	7,000.	221,800	629,800	629,800		12/13/2012

PRINT

Date	Time
12/10/20	17:33:39

LAST REV

Date	Time
08/03/17	17:13:28
ekelly	
2052	

USER DEFINED

Prior Id # 1:	16663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSULIS CHRIST	38241-148		3/10/2003	Family	125,000	No	No		
SULLIVAN JOSEPH	31556-363		6/29/2000		455,000	No	No		
	11370-381		6/8/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1128	Porch	37,635		8/13/2015			Renovate front and
5/6/2013	643	Re-Roof	11,900	C				
10/17/2012	1332	Redo Kit	61,775	C				
5/4/2011	390	Redo Bat	9,998					
11/28/2007	1088	Redo Kit	14,000			G9	GR FY09	re-do bath and bas

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
10/27/2015	Permit Insp	PC	PHIL C
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/15/2009	Measured	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00811732
Const Adj.:	0.97612083
Adj $ / SQ:	167.288
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	768393
Depreciation:	142921
Depreciated Total:	625472

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

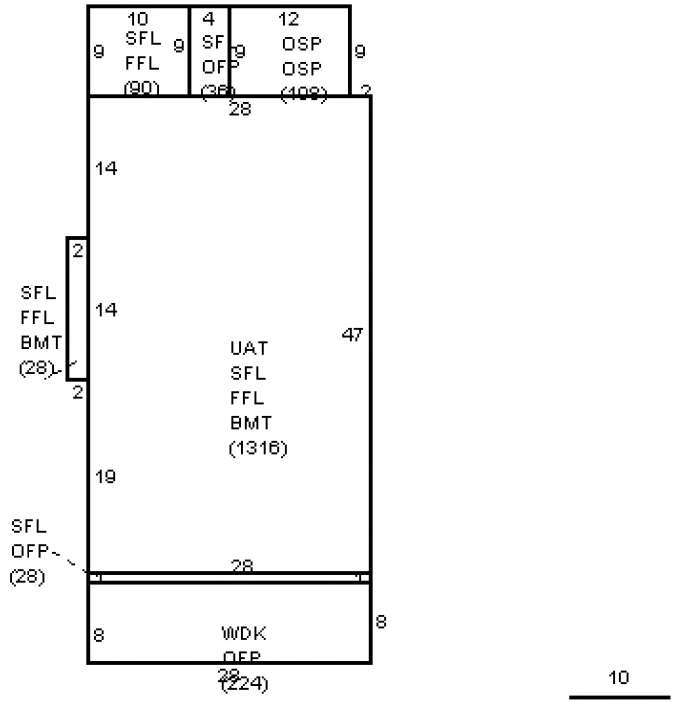
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.29
Special Features:	0	Val/Su Net:	117.29
Final Total:	625500	Val/Su SzAd	213.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,498	167.290	250,597
FFL	First Floor	1,434	167.290	239,890
BMT	Basement	1,344	69.010	92,744
UAT	Upper Attic	329	117.100	38,526
OFP	Open Porch	288	21.700	6,249
WDK	Deck	224	10.210	2,288
OSP	Screen Porch	216	25.920	5,598
	Net Sketched Area:	5,333	Total:	635,892
Size Ad	2932	Gross Are	6320	FinArea 3933

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1914	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700